CITY OF CHULA VISTA Development Services Department

**ZONING ADMINISTRATOR**
**NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA considered a Conditional Use Permit application for a recycling facility as further described below:

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| **Date:** | **April 8, 2026** |
| **Applicant:** | **Kyle Neal for C4S Recycling** |
| **Project Number:** | **PLN25-0047 (CUP25-0047)** |
| **Project Location:** | **1664 Industrial Bl Suite A & B (APN: 622-102-27)** |
| **Project Planner:** | **Caroline Young** |

The Applicant proposes to allow the use of a recycling facility for cans, bottles, scrap metal, and electronic waste within an existing multi-tenant building ("Project"). The individual suites are owned by J A Industrial LLC ("Property Owner") and is zoned Limited Industrial ("ILP"), with a General Plan Land Use Designation of Public Quasi ("PQ") in the Chula Vista General Plan.

The recycling facility occupies two of the three suites within the existing building and consists of an approximately 14,930-square foot warehouse that includes an intake and working area to collect the recyclables, office space, restrooms, and a recycling and shipping area to store the recyclables. The site will have two separate gated entrances to access the property along Industrial Boulevard, which will be open during business hours. Further beyond the site, is an existing 9-ft. chain link gate to access the side of the building, loading docks, and the adjacent Suite C, that is not a part of this permit.

Walk-in customers may gather their recyclables from their vehicles in a provided basket and have them sorted and weighed inside the building. Customers with larger loads of metal and appliances will drive through the 9-ft. chain link gate to access the side of the building to unload the items into a cart or have a forklift bring in the larger items directly inside the building. Roll up doors are located around the building for convenience of unloading the recyclables. Recycles will be compacted and stored in the rear of the building until they are ready for shipping. Hours of operation for the recycling center will be between 8:00 a.m. and 6:00 p.m. Monday through Saturday.

ENVIRONMENTAL REVIEW

The proposed Project was reviewed for compliance with the California Environmental Quality Act (CEQA) and determined that the project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. No further environmental review is required.

HOUSING IMPACT

Neither the subject property nor any portion thereof was identified in the General Plan's Housing Element to accommodate a portion of the City's allocation toward addressing regional housing needs.

FINDINGS

The Zoning Administrator, under the provisions of Section 19.14.030(A) of the Chula Vista Municipal Code ("CVMC"), makes the following findings pursuant to CVMC Section 19.14.080:

***The proposed use at this particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood or the community.***

The proposed use at this location provides a service that contributes to the general welfare of the community by meeting an identified need for accessible recycling facilities. The project will provide a convenient facility for the general public to return recyclable items, contribute to the re-cycle, re-use of resources and receive state-established redemption values, providing a quantifiable economic benefit to users. The adaptive reuse of an existing building minimizes new construction impacts while enhancing the utility of the site.

***Such use will not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, nor will it be injurious to property or improvements in the vicinity.***

The project will not be detrimental to health, safety or general welfare of persons residing or working in the vicinity. The proposed project, as conditioned, complies with the adopted zoning and development standards for the site, as well as the established guidelines of the Chula Vista Municipal Code. The proposed use is meeting parking standards. The proposed circulation and interface with the street, with two driveway approaches and separate drop-off locations for small and large items were reviewed and deemed appropriate for the site.

***The proposed use will comply with the regulations and conditions specified in Title 19 of the CVMC.***

The proposed use will comply with all applicable regulations and conditions specified in Title 19 of the CVMC, including the Noise Ordinance. The conditions of approval are appropriately tailored to the nature and scale of the Project and ensure that recycling facility is conducted in a manner consistent with City requirements. Approval of this permit is contingent upon the Applicant's and Property Owner's continued compliance with all conditions and applicable codes, ensuring the use operates safely and responsibly.

***Granting this conditional use will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.***

The proposed conditional use will not adversely affect the City's General Plan or any adopted plan of another governmental agency. Due to the historical use of the site, the proposed land use is permitted under the vested rights status of Section 4.9 Land Use Designations of the General Plan. Allowing a recycling facility does not alter the established land use pattern or intensity and remains compatible with the existing industrial oriented uses within the area.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves PLN25-0047 (CUP25-0042) as described above, subject to the following conditions. Approval of this permit shall not waive requirements for compliance with Title 19 of the CVMC and all other applicable standards at the time of permit issuance. Additional requirements for subsequent approvals may be imposed, depending upon whether additional approvals are required:

## Special Conditions

### Development Services Department - Planning Division

1. Hours of operation for the recycling facility shall be between 8:00 a.m. and 6:00 p.m. Monday through Saturday.

2. The Project shall comply with Chula Vista Municipal Code Section 19.68 Noise Standards.

3. No outside storage is allowed on the site. All work shall be conducted inside the building.

### Development Services Department - Land Development Division

1. The Applicant shall comply with all requirements and guidelines of the City of Chula Vista Municipal Code; the Chula Vista Subdivision Manual; City of Chula Vista Design and Construction Standards; the Development Storm Water Manual for Development & Redevelopment Projects; the City of Chula Vista Grading Ordinance No. 1797; the State of California Subdivision Map Act.

2. It is the Applicant's responsibility to identify, process, and obtain any required permit from any agency or/and jurisdiction for the project, prior to issuance of any City permit.

## Standard Conditions

The following conditions shall apply to the Project and the Project Site for as long as they rely upon this permit:

1. The Applicant shall maintain the Project in accordance with the approved plans for PLN25-0047, which include a site plan, elevations, and floor plans on file in the Development Services Department. The Project shall also maintain compliance with the conditions contained herein and Title 19 of the CVMC.

2. The Applicant shall execute this permit only as the authorized use. Any new use or modification/expansion of uses shall be subject to review and approval by the Zoning Administrator.

3. The Applicant/Operator shall and does hereby agree to indemnify, protect, defend and hold harmless the City, its Council members, officers, employees, agents, and representatives from and against any and all liabilities, losses, damages, demands, claims, and costs, including court costs and attorneys' fees (collectively, "liabilities") incurred by the City arising, directly or indirectly, from (a) the City's approval and issuance of this permit or (b) the City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein. The Applicant/Operator shall acknowledge their agreement to this provision by executing a copy of this permit where indicated. The Applicant's/Operator's compliance with this provision is an express condition of this permit, and this provision shall be binding on any and all of the Applicant's/Operator's successors and assigns.

4. If any of the foregoing conditions fails to be met, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fails to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; institute and prosecute litigation to compel compliance with said conditions; or seek damages for their violation. Neither the Applicant nor any successor in interest gains vested rights by the City's approval of this permit.

5. Any violations of the terms and conditions of this permit may result in the imposition of civil or criminal penalties and/or the revocation or modification of this permit.

6. This permit may be reviewed at any time by the Zoning Administrator to review this use for compliance with the conditions of approval and applicable codes and regulations and may determine, in consultation with the Applicant, whether the Project shall be modified from its original approval or revoked, or whether another review shall be necessary for the Project. If such review is required, the Zoning Administrator shall determine the timeline for review.

7. The Property Owner and the Applicant shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on the lines provided below, said execution indicating that the Property Owner and Applicant have each read, understood, and agreed to the conditions contained herein and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 days shall indicate the Property Owner/Applicant's desire that the Project and the corresponding application for building permits and/or a business license be held in abeyance without approval.

_____ _____

Kyle Neal
*For* C4S Recycling
Applicant

Date

_____ _____

John Atkinson
*For* J A Industrial LLC
Property Owner

Date

APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA, CALIFORNIA, this 8th day of April 2026.

Anna Colamussi
Zoning Administrator